

**3 Bedroom(s), Detached House, Freehold**

**Edencroft Drive, Edenthorpe.**



- 3D Virtual Tour Available
- Modern and Contemporary Kitchen Diner
- Lounge
- Bathroom
- Rear Enclosed Garden

- Three Bedroom Detached Family Home
- Spacious Conservatory
- Ground Floor Toilet
- Gardens Front and Rear
- Driveway

**Offers Over  
£240,000  
For Sale**

*Book your viewing today* Tel: 01302 247754

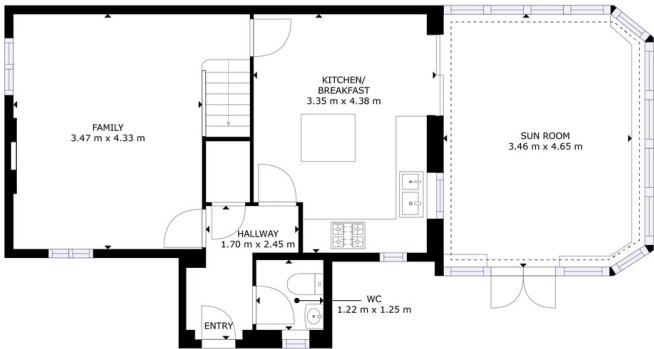


## Owner's View

3D Virtual Tour Available- Take a closer, more detailed look around via our 3D Virtual Tour! Don't forget that you can also check availability for viewings online via a visit to our website... Great location, good schools within walking distance, close to all amenities. South facing corner plot. Garden not overlooked. Quiet location. Granite worktops in kitchen with integrated appliances. Bright airy lounge with two windows looking out on to the front.

## Ground Floor

### Floor Plan



1ST FLOOR

GROSS INTERNAL AREA  
1ST FLOOR: 15.40 m<sup>2</sup> 160.00 SQ. FT.  
TOTAL: 15.40 m<sup>2</sup> 160.00 SQ. FT.  
SIZES AND DIMENSIONS TO FACE UNLESS STATED OTHERWISE. ACTUAL MAY VARY.

Matterport

### Lounge



### Kitchen Diner

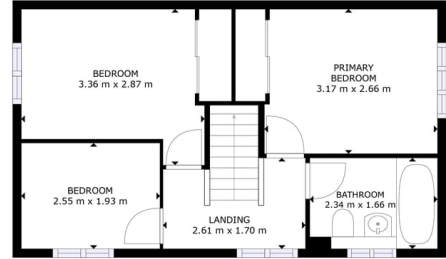




## Conservatory



## Floor Plan



2ND FLOOR

GROSS INTERNAL AREA  
 1ST FLOOR: 55 m<sup>2</sup> / 592 SQ. FT. / 13.41  
 2ND FLOOR: 33 m<sup>2</sup> / 354 SQ. FT. / 7.51  
 TOTAL: 88 m<sup>2</sup> / 946 SQ. FT. / 20.92



## Bedroom



## Ground Floor Toilet



## First Floor

## Bedroom





## Bedroom



## Bathroom



## External

### Front and Rear Garden



## Property Information Form

Council Tax Band - C

Utilities - Mains Gas, Mains Electricity, Mains Water

Water Meter - Yes

Average Annual Electricity Bills - £730

Average Annual Gas Bills - £1220

Average Annual Water Bills - £300

Tenure - Freehold

Solar Panels - No

Space Heating System - Gas Boiler with radiators

Approximate Heating System Installation Date - 1996

Water Heating System - Gas boiler with tank

Approximate Water Heating Installation Date - 1996

Boiler Location - Toilet downstairs

Approximate Electrical System Installation Date - 1996

Approximate Electrical System Test Date -

Fires/Heaters - Gas

Permanent Loft Ladder - Yes

Loft Insulation - Yes

Loft Boarded out - No

Are you aware of any building defects, safety issues or hazards at the property? - No



Are you aware of any restrictions on the use of the property which would impact a buyer's general use of the property or land? For example, conservation area, listed building, rights of access, restricted covenants, etc. - No

Are you aware of any known risk to flooding at the property? - No

Are you aware of any planning permission or proposed development affecting the property or immediate locality? - No

Has the property been adapted, or benefit from any accessibility features? - No

Whilst every effort is made to ensure that the information contained in these particulars is reliable, they do not constitute or form part of an offer or any contract. The Property Hive accept no liability for the accuracy of the contents, and therefore they should be independently verified by prospective buyers or tenants before agreeing an offer. All measurements provided are approximate and should be verified before exchange of contracts. No appliances, fixtures or fittings have been tested and should be checked by the buyer before exchange of contracts to ensure they are in good working order.



## Energy Performance Certificate

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 